



Request for Proposals For the Kewaunee County Landfill

PURPOSE. This Request for Proposal ("RFP") intends to provide interested, potential Respondents with an opportunity to prepare and submit Proposals for consideration by the Kewaunee County Board of Supervisors for the sale or lease of the Kewaunee County Landfill Site.

Kewaunee County will consider proposals to purchase, lease and other proposals that make a beneficial use of the Kewaunee County Landfill Site. Kewaunee County will favor proposals that provide the citizens of Kewaunee County a site for the continued acceptance or disposal of solid waste.

This RFP does not commit the County to award a contract.

KEWAUNEE COUNTY LANDFILL. The following are details pertaining to the Kewaunee County Sanitary Landfill:

- WDNR solid waste license #2975
- Located at E3726 CTH L, Kewaunee WI 54216
- Originally opened in 1983(Phase I)
 - Original permitted volume = 500,000 cubic yards
- Expanded in 2005 (Phase II)
 - Expansion permitted volume = 483,800 cubic yards
 - Total permitted volume = 983,800 cubic yards
- As of December 23, 2014
 - Remaining volume = 148,240 cubic yards
 - Estimated remaining life of landfill (Phase II) = 3.8 years
 - 13 gas extraction wells that produce approximately 170 scfm of landfill gas
 - The area dedicated to solid waste is 20.5 acres.
- Located on 286 acre parcel
 - Adjacent to other County owned parcels

LANDFILL EQUIPMENT. This following is a list of the larger pieces of equipment at the Kewaunee Landfill:

515 AL JON Compactor (2007)
963C Cat Dozer (1983)
515 Dresser front-end loader (2000)
Scale (70' Above Ground) (2007)
300 scfm exposed candlestick flare (2006)
Kawasaki 650 4wd UTV w/ tracks (2006)

30 Yard Rolloff w/ 3 lidded roof
30 Yard Rolloff w/ 6 lidded roof
40 Yard Rolloff w/ ladder
40 Yard Rolloff w/ ladder
Ford roll-off truck (1985)
7' front-mount Erskines snowblower

ISSUING OFFICER. This issuing officer of this RFP is as follows:

Todd Every
Highway Commissioner
E4280 CTH F
Kewaunee, WI 54216
(920) 388-3707

RFP INFORMATION. Upon request, the Issuing Officer will provide interested Respondents information and access to records, reports, technical information, engineering information and any other information necessary to respond to this RFP.

NO RESPONSIBILITY FOR COSTS. The County is not liable for any direct or indirect costs incurred by Respondents as a result of preparing and submitting a Proposal in response to this RFP or for any costs, expenses and legal fees incurred by Respondents in meeting with or making oral presentations to the County or in connection with evaluation and approval by Kewaunee County.

COUNTY'S RESERVATION OF RIGHTS. In connection with the issuance of this RFP, the County reserves and may, in its sole discretion, exercise any one or more of the following rights and options that Respondent agrees to by submitting a Proposal to this RFP:

- a) to reject any and all Proposals and to reissue this RFP at any time;
- b) to issue a new RFP with terms and conditions substantially different from those set forth in this or a previous RFP;
- c) to issue a new RFP with terms and conditions that are the same or similar as those set forth in this or a previous RFP in order to obtain additional Proposals or for any other reason the County determines to be in the County's best interest;
- d) to extend this RFP in order to allow for time to obtain additional Proposals prior to the RFP's Proposal deadline or for any other reason the County determines to be in the County's best interest;
- e) to supplement, amend, substitute or otherwise modify this RFP at any time;
- f) to cancel this RFP at any time;
- g) to waive any defect or deficiency in any Proposal;
- h) to enter into negotiations with any one or more Respondents regarding the terms of their Proposals;
- i) to enter into simultaneous, competitive negotiations with multiple Respondents;

COMPLETED PROPOSAL DATE. To be considered, a completed Proposal to this RFP must:

- a) Be delivered to the Kewaunee County Highway Department E4280 CTH F, Kewaunee, WI 54216, by Monday, March 2, 2015 at 3:00 PM; and
- b) Be signed by an authorized official of the Respondent.
- c) Notwithstanding the foregoing, the Issuing Officer reserves the right to accept a late Proposal if it is in the best interest of the County to do so.

PUBLIC DISCLOSURE & CONFIDENTIALITY. All material submitted with the Proposal shall be considered the property of the Kewaunee County. By submission of a

Proposal, Respondents acknowledge and agree that County is subject to Wisconsin Open Records Law and, as such, is legally obligated to disclose to the public documents, including Proposals, to the extent required by law.

NOTIFICATION OF SELECTION. The County will select Respondent(s) with whom it may engage in negotiations. The Issuing Office will notify the selected Respondent(s) of its selection for negotiations.

TERMS AND CONDITIONS. By issuing this RFP, the County shall not create any contractual rights or obligations by and between the County and any person or entity responding hereto.

PROPOSALS. Kewaunee County is entertaining proposals for the Kewaunee County Landfill Site. Kewaunee County will favor proposals that seek to maintain a site for the acceptance or disposal of solid waste at the existing landfill site. Potential proposals regarding the Kewaunee County Landfill site could include, but are not limited to the following:

- a) Purchase of the landfill site and assets.
- b) Lease of the landfill site to accept or dispose of solid waste.
- c) Open and operate a solid waste transfer facility.
- d) Open and operate a recycling facility.
- e) Other proposals related to the acceptance or disposal of solid waste that make a beneficial use of the Kewaunee County Landfill Site.

LONG TERM CARE, MAINTENANCE AND LIABILITY. Any Respondent seeking to purchase the landfill site must assume all long-term care, maintenance and liability for the landfill for the past, present and future.

FORMAT. No specific RFP format is required. Respondents should begin RFP responses with an Introduction that provides their identity and a brief synopsis of their proposal. Respondents should follow the introduction with a reasonably detailed description of the proposal along with the proposed consideration to Kewaunee County.